

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7201 FM 2222 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2021-0184, on file at the Housing and Planning Department, as follows:

Lot 2, Block A, VAUGHT RANCH SEC 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600158, Plat Records of Travis County, Texas (the “Property”),

locally known as 7201 FM 2222 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) Development of the Property shall comply with the following regulations:

1. The minimum front yard setback is 25 feet.
2. The maximum building coverage is 50 percent.
3. The maximum impervious cover is 60 percent.
4. The number of dwelling units may not exceed 23 per acre.
5. The number of dwelling units is limited to 360.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily

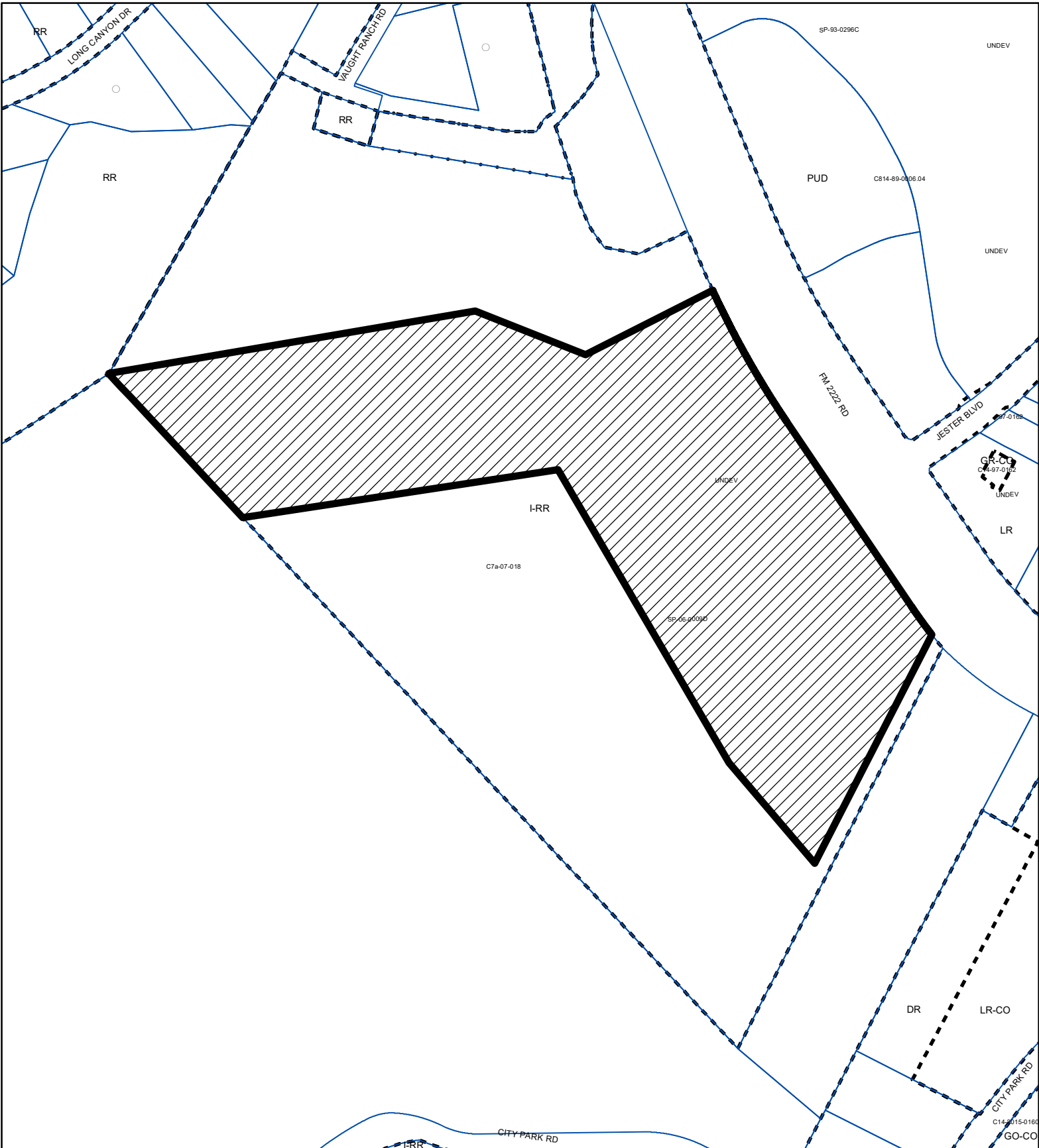
1 residence moderate-high density (MF-4) base district and other applicable requirements of  
2 the City Code.

3  
4 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2022.

5  
6 **PASSED AND APPROVED**

7  
8 §  
9 §  
10 \_\_\_\_\_, 2022 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor

13  
14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Anne L. Morgan Myrna Rios  
17 City Attorney City Clerk  
18



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2021-0184

### Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 12/6/2021**